

**Chadds Ford Township Board of Supervisors Meeting
February 1, 2006
M I N U T E S**

OFFICIALS PRESENT: Deborah Love D'Elia, Chairman
George M. Thorpe, Vice Chairman
Garry Paul, Supervisor
Hugh A. Donaghue, Township Solicitor
Joseph Mastronardo, Township Engineer
Richard J. Jensen, Building Inspector/CEO
Maryann D. Furlong, Secretary/Treasurer

CALL TO ORDER

Chairman Deborah Love D'Elia called the meeting to order at 7:30 PM. The pledge of allegiance was recited. Mr. Thorpe pointed out the two emergency exits. A public hearing regarding adoption of the proposed Pennsylvania Scenic Byway Commission ordinance was held prior to this meeting at 7:00 PM.

STATE POLICE REPORT

Corporal Malone, Pennsylvania State Police Barracks, Media, reviewed January incident figures for Chadds Ford Township. The State Police responded to 115 calls including 17 accidents, 1 burglary, 5 thefts (4 of which were retail with 3 at Genuardi's), 3 DUIs, various 911 hang up calls and miscellaneous requests for assistance. Comments from the audience were made regarding cars running yellow lights at the intersection of Routes 202 and 1. The Corporal will ask for extra coverage at the intersection.

APPROVAL OF MINUTES – January 3, 2006 Draft of 1/31/06

Minutes of the January 3, 2006, meeting were reviewed by the Supervisors.

MOTION TO APPROVE MINUTES OF JANUARY 3, 2006

Upon motion and second (Paul, D'Elia), the Board of Supervisors approved the minutes of January 3, 2006, draft dated 1/31/06.

APPROVAL OF MINUTES – January 9, 2006 Draft of 2/1/06

Minutes of the January 9, 2006, meeting were reviewed by the Supervisors.

MOTION TO APPROVE MINUTES OF JANUARY 9, 2006

Upon motion and second (Paul, D'Elia), the Board of Supervisors approved the minutes of January 9, 2006, draft dated 1/9/06.

APPROVAL OF MINUTES – January 20, 2006 Draft of 2/1/06

Minutes of the January 20, 2006, meeting were reviewed by the Supervisors.

MOTION TO APPROVE MINUTES OF JANUARY 20, 2006

Upon motion and second (Paul, D'Elia), the Board of Supervisors approved the minutes of January 20, 2006, draft dated 2/1/06.

REPORTS

RACHEL KOHL COMMUNITY LIBRARY

A faxed report was received late this afternoon and will be presented next month.

TREASURER'S REPORT

Mrs. Furlong reported the following figures for the month of January, 2006:

Total deposits to General Fund:	\$	56,804.33
Total disbursements General Fund:	\$	312,518.77
Cash Accounts Balances	\$	1,067,348.23

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Total expenses for the Turner's Mill project for the month of January, 2006 totaled \$234,200.74, including a payment to Cassidy & Sons in the amount of \$132,870.60 which was previously approved at the January 20, 2006 meeting.

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Thorpe, Paul), the Supervisors unanimously voted to approve the Treasurer's Report for January, 2006, and authorized payment of bills in the amount of \$312,518.77.

FIRE MARSHALL

No report was available.

EMERGENCY MANAGEMENT COORDINATOR

Mrs. Love D'Elia announced that a letter of resignation has been received from Sharon Wenrich. Prior to asking for nominations to fill the vacancy, the Board will review the responsibilities of the position.

ROADMASTER'S REPORT

Joe Barakat, Roadmaster, presented his report for the month of January, 2006. A copy follows.

After receiving a number of estimates, the Roadmaster recommended the Board approve the installation of a pre-emptive device at the intersection of Ring Road and Route 1.

MOTION TO APPROVE INSTALLATION OF PRE-EMPTIVE DEVICE – RING ROAD and ROUTE 1

Upon motion and second (Thorpe, Paul), the Board of Supervisors unanimously approved the installation of a pre-emptive device at the intersection of Ring Road and Route 1 by Signal Service at the cost of \$4,917.00.

TOWNSHIP ENGINEER REPORT

Joe Mastronardo reviewed his written report of activities for the past month. The Township Engineer is preparing a list of projects to facilitate a smooth transition.

PLANNING COMMISSION

Mr. Taylor, Planning Commission Chairman, read from a draft of minutes for the Planning Commission's most recent meeting held on Wednesday, January 11, 2006.

ZONING HEARING BOARD

Mr. Wandersee informed the Board that there was no meeting in January, thus no report. The next hearing will be scheduled for March, 2006.

HARB

Mr. Jensen reported that there was no January meeting, but an application for the Baldwin Building will be reviewed at the February 6, 2006 meeting.

SEWER AUTHORITY

Mr. DelRossi presented the monthly report for the Sewer Authority. A copy follows.

OPEN SPACE COMMITTEE

Chairman Debbie Reardon submitted the January, 2006 report. A copy follows.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen presented the Building Inspector/Code Enforcement Officer's report for the month of January. A written report and accompanying checks were submitted.

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Township Solicitor Hugh Donaghue commented on the recent temporary use of Summit Drive by Toll Brothers. Although it may have caused problems, Mr. Donaghue reminded residents that the whole project was negotiated over a period of two years to benefit those living on Summit Drive, Ridge and Heyburn Roads. Logging trucks have been using Heyburn Road. Access to Summit Drive has been terminated except for emergencies. The Supervisors have been in contact with Toll Brothers representatives. Dave Hopkins and Tom Kessler from Toll Brothers were present at tonight's meeting.

The following residents of Summit Drive were present and commented as follows:

- Ann Pounds, 15 Longview Drive, acted as the street's spokesperson and read a written statement regarding concerns over construction vehicles using Summit Drive during the past month despite promises from various authorities this would not happen. A copy follows the minutes. It was also alleged that Toll Brothers has violated the agreement

with the Township in removing trees in a buffer zone. A “no outlet” sign was erected and Mrs. Pounds thanked Garry Paul for his help.

- Gloria Terranova, 7 Summit Drive, questioned the granting of “emergency” access to Toll.

- Jack Kruzel, 5 Summit Drive, commented that the one hundred foot buffer zone has been destroyed and asked for the immediate replanting of mature trees. He added that concrete trucks had severely cracked the road and asked what repairs will be made.

- Roger Bailey, 1 Summit Drive said he did not feel that Board members were working for the residents of Summit Drive and questioned why any emergency access is necessary.

- Carol Carter, 9 Summit Drive, was concerned with changes in drainage causing ice to form on the hill at Route 202 and asked that signage be posted identifying the construction entrance.

In response to comments made, the Supervisors plan the following:

- Although both Mr. Barakat and Mr. Thorpe had just inspected Summit Drive and found no major cracking of the road surface, Roadmaster Joe Barakat will reinspect the roadway and if there is damage, it will be repaired.

- There was no question that an emergency access point must be established as planned to provide for the welfare of residents; however, the Supervisors will ask that Toll Brothers pave Road “A”/Evergreen Place, as soon as possible. Road “A” will be the only access to the construction site. After all utilities have been brought into the site, the emergency access area will be configured as stated on the recorded plans (a gated grassy area with pervious pavers).

- Tom Kessler of Toll Brothers and Richard Jensen will check the plan and inspect the current condition of the buffer area in question and report back to the Board prior to the March meeting.

- Toll Brothers is to post appropriate signage identifying construction/non-construction entrances.

- Toll Brothers will produce an as built plan so the building envelope may be examined.

Residents asked that both the Supervisors and Toll Brothers live up to what they said they would do. Mr. Paul responded that each of the Supervisors has spent innumerable hours in investigating current incidents and possible remedies.

Mrs. Love D’Elia asked residents for input with pictures as to any damage to property that has occurred. Any infractions from now on should be reported to either a Supervisor or Richard Jensen.

Mr. Donaghue added that an improvement security escrow is held by the Township to insure the completion of all public improvements.

Bruce Prabel, Heyburn Road, who lives directly across from the logging truck entrance to the Camp Sunset Hill site, appreciates what Toll has done with Road A for residents on Ridge, Heyburn and Summit Drive.

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PUBLIC COMMENT

Ben Chilini, 6 Woodland Drive addressed the Board regarding the probable increase of traffic on Marshall Road in light of proposed development by Concord Township and asked if anything is being planned to improve Marshall Road. Mrs. Love D'Elia responded that a meeting with Concord Township is scheduled for next Tuesday to address those very issues. Roadmaster Joe Barakat will also attend.

Debbie Reardon, Tally Ho Drive, commented on problems with Toll Brothers' construction trucks on Heyburn Road.

Fred Reiter, Atwater Road, made comments regarding Toll Brother's use of Summit Drive.

BRANDYWINE VALLEY SCENIC BYWAY COMMISSION PROPOSED ORDINANCE

A public hearing was held at 7:00 PM this evening to take public comment regarding approval of a proposed ordinance that would make Chadds Ford Township a member of an intergovernmental commission to govern policies along roads designated as scenic byways. The agreement will be among seven municipalities and there is ongoing discussion among the solicitors as to specifics. Pending resolution of those matters, the Supervisors showed their support by passing a motion in support of the Pennsylvania Scenic Byway Intergovernmental Cooperation Agreement. Solicitor Hugh Donaghue reviewed the terms.

MOTION TO APPROVE INTENT TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT

Upon motion and second (Paul, Thorpe), the Board of Supervisors moved to support the initiatives of the Brandywine Valley Scenic Byway Steering Committee and committed their support to the creation and participation in a Commission that will eventually supersede the existing Steering Committee upon adoption of the Cooperation Agreement by the seven participating municipalities.

PRESENTATION BY CHADDS FORD HISTORIC SOCIETY

Dr. George Franz, President of the Chadds For Historic Society, and Kathy

Wandersee, Vice President, presented the Supervisors with a framed reproduction of 1913 map of Chadds Ford Township, then designated Birmingham Township, for display in Turner's Mill.

APPOINTMENT OF ALTERNATE ZONING HEARING BOARD MEMBER

Mrs. Love D'Elia said that several years ago the Board created the position of an alternate member to the Zoning Hearing Board in order to ensure that three members would always be available for hearings. A vacancy in that position currently exists. Mrs. Love D'Elia nominated Dean Camp, Baltimore Pike, to fill the vacancy.

MOTION TO APPOINT ZONING HEARING BOARD ALTERNATE MEMBER

Upon motion and second (D'Elia, Thorpe), the Board of Supervisors appointed Dean Camp to serve as an alternate member of the Zoning Hearing Board, with a term to run through December 31, 2008.

APPOINTMENT OF AUDITOR

In accordance with provisions of the Second Class Township Code, Mrs. Love D'Elia nominated the accounting firm of MervesAmonandBarsz to conduct the 2005 Township audit.

MOTION TO APPOINT AUDITOR

Upon motion and second (Thorpe, Paul), the Board of Supervisors unanimously approved the appointment of MervesAmonandBarsz to replace the elected auditors for the purpose of conducting the Township audit for year 2005.

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Peter Barsz, who was present at the meeting, thanked the Board for their continued use of his firm.

IMPROVEMENT SECURITY ESCROW RELEASE #3 – STONEBROOK II

The developer of Stonebrook II has requested a third reduction in the improvement security escrow held by the Township for the Stonebrook II development. Kelly Engineers had reviewed the proposal and approved a reduction in the amount of \$9,000.

MOTION TO APPROVE IMPROVEMENT SECURITY ESCROW RELEASE # 3/ STONEBROOK II

Upon motion and second (D'Elia, Thorpe), the Board approved improvement security release #3 for the Stonebrook II project as recommended by Kelly Engineers which will act as a \$9,000 reduction in the letter of credit with a remaining balance of \$52,812.29.

There being no further business, the meeting was adjourned at 9:18 PM.

Respectfully submitted,

MARYANN D. FURLONG,
Township Secretary